

**Applicant: Mr S Bushell**

**Agent : Mr Gareth Edwards**  
**Swann Edwards Architecture Limited**

**Land At School Grounds Farm, School Grounds, March, Cambridgeshire**

**Erect 1 x dwelling and 1 x agricultural building and the retention of existing agricultural building**

**Officer recommendation: Refuse**

**Reason for Committee: Number of representations contrary to Officer Recommendation**

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## **1 EXECUTIVE SUMMARY**

- 1.1. The proposal seeks full planning permission for the erection of 1no. worker dwelling, the erection of a building and retention of an existing building for agricultural purposes.
- 1.2. The submission detail fails to demonstrate that there is an essential need for a rural worker dwelling on site in terms of the responsibilities of the worker to live on site, nor that there are not alternatively available properties in the area that could fulfil this need. The proposal is therefore considered contrary to Policies LP3 and LP12(d) of the Fenland Local Plan (2014) and therefore unacceptable in principle.
- 1.3. Further, given that the principle of development is considered unacceptable, the location of the site in such a rural location would inherently result in actual harm to the landscape character of the area, contrary to Policy LP16 of the Fenland Local Plan (2014).
- 1.4. The site is also located in Flood Zone 3 and is therefore at the highest risk of flooding. The development fails to pass the sequential test due to the 'elsewhere' location requiring the area of search to be district wide. Therefore, there is an unacceptable and unmitigated risk of flooding associated with the development, contrary to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024).
- 1.5. The proposal is therefore considered contrary to Local and National Planning Policy and is unacceptable in planning terms. Accordingly, it is recommended that planning permission is refused in this instance.

## **2 SITE DESCRIPTION**

- 2.1. The application site is located on land at School Grounds Farm, March. The site is accessed via a long agricultural track (approximately 1km in length) that runs to the north of Creek Road, situated between a residential property and a poultry farm.

The site is approximately 750m as the crow flies from the nearest edge of the built form of March.

- 2.2. The site currently comprises 2no. barn style buildings of metal construction, one with a regular pitched roof, the other in the style of a nissen hut. The land on which the buildings are situated forms part of a “yard”, with the location of the proposed dwelling immediately to the south of this on a parcel of agricultural land.
- 2.3. The area surrounding the site is predominantly agricultural in nature, with the nearest built form approximately 450m to the North-East.
- 2.4. The site is predominantly in Flood Zone 3, with the northwestern corner being in Flood Zone 1. There is a very low risk of surface water flooding on the site.

### **3 PROPOSAL**

- 3.1. The proposal seeks the erection of 1no. worker dwelling, the erection of a new building and the retention of an existing building.
- 3.2. The building proposed for retention is the smaller building that exists on site in the form of a nissen hut. The building is open at the front and measures approximately 5.2m in height, 11.1m in width and 29.5m in length.
- 3.3. The proposed building is to be situated on the northwestern corner of the site. The proposed materials for this building consist of concrete plank walls and green corrugated metal sheets on the roof and upper portion of the walls. Two large roller shutter doors are proposed on the front elevation, with two pedestrian accesses immediately adjacent to these. The building measures approximately 5.6m in height to the eaves, 8.7m in height to the ridge, 19.8m in width, and 30m in length.
- 3.4. The proposed dwelling is predominantly two-storey in nature, with a single storey side projection proposed to include an office space and a double garage. The submitted plans identify that the dwelling will be 3-bed and will be constructed using facing brickwork, vertical timber cladding, and roof tiles, although no specific materials or colours are identified.
- 3.5. The submitted design and access statement indicates that the dwelling is proposed in relation to the applicant's business that operates on site. A supplementary agricultural appraisal has also been submitted which details that the dwelling is required to allow the supervision of crop storage and security of equipment due to unsociable and random working hours.
- 3.6. Full plans and associated documents for this application can be found at:<https://www.publicaccess.fenland.gov.uk/publicaccess/>

### **4 SITE PLANNING HISTORY**

F/YR21/0624/AG1	Erect an agricultural storage building with concrete apron	Further details not required 06.07.21
F/YR24/0999/F	Erect 1 x dwelling and 1 x agricultural building and the retention of existing agricultural building	Refused 07.03.25

### **5 CONSULTATIONS**

**5.1. March Town Council – 04.11.25**

*Recommendation; Approval*

**5.2. Environment Agency – 23.10.25**

No objection

**5.3. Cambridgeshire County Council Archaeology – 24.10.25**

No objection subject to condition securing scheme of archaeological work

**5.4. Environmental Health – 26.10.25**

No objection

**5.5. Councillor Paul Hicks – 05.11.25**

Objects- Inadequate access, and site in Flood Zone 3

**5.6. Councillor Steve Count**

Objects-

08.11.25

- Inaccurate information relating to need for dwelling
- Site within Flood Zone 3
- Creation of dwelling on greenfield site in countryside contrary to policy
- Unauthorised operations on site, such as storage and movements of mobile crusher
- Access track inadequate
- Potential impact on bats and owls through demolition of agricultural building

19.11.25

Highways comments received contradict those previously received – proposed intensification of use of single track agricultural access will be detrimental

**5.7. Cambridgeshire County Council Highways – 17.11.25**

No objection

**5.8. Local Residents/Interested Parties**

A total of 17no. letters of objection were received from residents of Creek Fen, Estover Road, Flaggrass Hill Road, Creek Road & Brook Close, March; and Green Road, Stowmarket. The comments raised the following points:

<b>Objecting Comments</b>	<b>Officer Response</b>
Poor quality of surrounding road network	See 'Parking Provision and Highway Safety' Section

Narrow roads with no passing places	See 'Parking Provision and Highway Safety' Section
HGV's using roads at unsociable hours	See 'Amenity Impact' Section
Danger to pedestrians and other users of highway	See 'Parking Provision and Highway Safety' Section
Large parts of land owned by applicant are away from site	See 'Principle of development' Section
Site in Flood Zone 3	See 'Flood Risk and Drainage' Section
Unauthorised non-agricultural activities taking place on site	See 'Other Matters' Section
No public data to evidence break-ins	See 'Principle of Development' Section
A number of alternative properties for sale in close proximity of the site	See 'Principle of Development' Section

A total of 12no. letters of support were received from residents of Creek Fen, Flaggrass Hill Road & Creek Road, March; Hook Road, Wimblington; Queens Drive, Fridaybridge; and Fifty Road, Manea. The comments raised the following points:

<b>Supporting Comments</b>	<b>Officer Response</b>
Security need arising from break-ins	See 'Principle of Development' Section

## 6 STATUTORY DUTY

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The Development Plan for the purposes of this application comprises the adopted Fenland Local Plan (2014) the Cambridgeshire and Peterborough Minerals and Waste Local Plan (2021) and the March Neighbourhood Plan (2017).

## 7 POLICY FRAMEWORK

### National Planning Policy Framework (NPPF) 2024

Chapter 2 - Achieving sustainable development

Chapter 4 – Decision-making

Chapter 5 – Delivering a sufficient supply of homes

Chapter 6 – Building a strong, competitive economy

Chapter 8 – Promoting healthy and safe communities

Chapter 9 – Promoting sustainable transport

Chapter 11 – Making effective use of land

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

### National Planning Practice Guidance (NPPG)

Determining a Planning Application

### National Design Guide 2021

Context

Identity

Built Form

Movement  
Nature  
Uses  
Homes and Buildings

### **Fenland Local Plan 2014**

- LP1 – A Presumption in Favour of Sustainable Development
- LP2 – Facilitating Health and Wellbeing of Fenland Residents
- LP3 – Spatial Strategy, the Settlement Hierarchy and the Countryside
- LP4 – Housing
- LP5 – Meeting Housing Need
- LP6 – Employment, Tourism, Community Facilities and Retail
- LP9 – March
- LP12 – Rural Areas Development Policy
- LP14 – Responding to Climate Change and Managing the Risk of Flooding in Fenland
- LP15 – Facilitating the Creation of a More Sustainable Transport Network in Fenland
- LP16 – Delivering and Protecting High Quality Environments across the District
- LP17 – Community Safety
- LP19 – The Natural Environment

### **March Neighbourhood Plan 2017**

#### **Delivering and Protecting High Quality Environments in Fenland SPD 2014**

DM3 – Making a Positive Contribution to Local Distinctiveness and character of the Area

### **Cambridgeshire Flood and Water SPD 2016**

## **8 KEY ISSUES**

- **Principle of Development**
- **Character and Appearance**
- **Residential Amenity**
- **Flood Risk and Drainage**
- **Parking Provision and Highway Safety**
- **Biodiversity Net Gain (BNG)**
- **Other Matters**

## **9 BACKGROUND**

- 9.1. The application is a re-submission of that which was previously refused under F/YR24/0999/F. The built form proposed as part of the development is identical to that which was previously approved. However, an additional agricultural appraisal has been submitted in support of the application to try and establish the principle of development for a rural worker dwelling.

## **10 ASSESSMENT**

### **Principle of Development**

- 10.1. The proposal seeks full planning permission for the erection of 1no. worker dwelling, the erection of a new building and retention of an existing building on-site for agricultural purposes.

10.2. The location of the site is in a rural location and divorced from the services and facilities of the town of March, as well as its somewhat isolated nature from other built form, which is considered to render it an 'Elsewhere' location, as identified by Policy LP3 of the Fenland Local Plan.

10.3. Development in these locations is restricted to that which is demonstrably essential to the effective operation of local agriculture.

10.4. In order for a proposal for a rural worker dwelling to comply with Policy LP3, it must also comply with the requirements set out in Policy LP12(d), which states that such proposals should be supported by the following evidence:

- a) The existing functional need for the dwelling
- b) The number of part-time and full-time worker(s) to live in the dwelling
- c) The length of time the activity has been established
- d) The financial viability of the enterprise
- e) The availability of other suitable accommodation on site or in the area
- f) How the proposed size of the dwelling relates to the viability of the enterprise

10.5. In relation to the above criteria, the submitted design and access statement states that "the Applicant's company has been established for a number of years and the provision of a dwelling on the site will provide additional security to the business". This is further supported by supplementary information that states that the applicant currently farms "485 acres in hand. Additionally, the Partnership has 1,000 acres under contract farming agreements in the locality. In 2025, the Partnership has been contracted to drill an additional 500 acres of maize, taking the total farmed area to 1,985 acres. All farming operations are based out of School Grounds Farm but extends up to 15 miles from this base."

10.6. In this respect, it should be noted that the farming operations are approximately 75% contract farming and only 25% farming land owned by the partnership.

10.7. Unlike the previous submission on the site under reference F/YR24/0999/F, the application is supported by an agricultural appraisal prepared by Brown & Co. The report provides the following information in respect of each of the aforementioned criteria relating to Policy LP12(d):

- a) The following duties have been detailed to establish essential functional need:
  - Tending to sugar and fodder beet at antisocial hours to prevent frost damage and overheating
  - 24-hour presence to monitor conditioning of cereals
  - Presence to take deliveries and storage of agri-chemicals
  - Spraying due to specifically required weather conditions
  - General logistics
  - Future expansion plans of business for contract farming
  - Physical security arising from increased theft and arson across the country
- b) The number of part-time and full-time worker(s) to live in the dwelling
  - One full-time worker and their family to occupy dwelling
- c) The length of time the activity has been established
  - Farming enterprise established on-site for five years

d) The financial viability of the enterprise

- The submitted agricultural appraisal states that the enterprise is viable but, aside from stating the area of land farmed by the enterprise, provides no financial evidence to support this claim.

e) The availability of other suitable accommodation on site or in the area

- The agricultural appraisal states that the applicant can build out the proposed dwelling for £250,000.
- The farm manager who will occupy the property currently lives 12 miles away from the site.
- A Rightmove search carried out by the authors of the appraisal state that properties within a mile of the site guided between £400,000 - £600,000.

f) How the proposed size of the dwelling relates to the viability of the enterprise

- The appraisal states that the proposed dwelling is a modest 3-bedroom property with ground floor office for the business and sleeping accommodation at first-floor level to account for flood zones.

10.8. In respect of criterion a), the main justification for requiring a dwelling on-site, as was also the case with the previous application F/YR24/0999/F, is for additional security due to theft of machinery. However, no data for crime numbers or correspondence with the police has been provided to support this justification.

10.9. Notwithstanding this, the matter of security being a main means of justification for a rural worker dwelling has been tested at appeal. Appeals relating to a site in Bucklesham, Ipswich (APP/X3540/W/22/3291082) and Great Easton, Dunmow (APP/C1570/W/23/3329214) considered this point. In both cases, the Planning Inspector concluded that there are alternative means of providing security on site, such as CCTV cameras or nightwatchmen, that could provide adequate security to a site without the need for a permanent dwelling to be constructed on-site.

10.10. It is therefore generally accepted that security in its own right is not adequate justification to meet the exception for isolated homes in the countryside, as set out in Paragraph 84(a) of the NPPF (2024).

10.11. In respect of the other responsibilities set out in the agricultural appraisal, it is considered that a dwelling on-site or nearer to the site would provide greater convenience to the rural worker in carrying out their responsibilities within the enterprise in reducing travel and response times, but it is not considered to have been demonstrated that the provision of a dwelling on-site would be "essential" to these responsibilities being carried out.

10.12. It is noted that the site has operated as a base for the wider enterprise for a period of 5 years, but that the area of land farmed by the enterprise is dispersed, with the furthest being 15 miles away from the site. It has not been demonstrated how much land in the immediate vicinity of the site is farmed by the enterprise.

10.13. In this regard, no evidence has been provided in respect of instances where the presence of a worker on-site overnight would have prevented financially damaging events from occurring in terms of the tending to beet and cereals etc farmed by the enterprise.

10.14. Further to this, in the event of such instances on areas of land farmed away from the application site, the presence of a dwelling at the application site would have no bearing on the ability of the farm manager to act, particularly in instances where they are still required to travel to land up to 15 miles away from the application site.

10.15. On this basis, it is not considered that the submission demonstrates that there is an essential functional need for the development, and therefore criterion a) is not considered to be satisfied.

10.16. In respect of criterion b), it is noted within the submitted agricultural appraisal that the dwelling is proposed to be occupied by the farm manager. As the property is 3-bed in nature, it is assumed that the dependents of the farm manager will also occupy the property. It is not considered that the scale of dwelling is disproportionate to the number of workers that will occupy it. Therefore, criterion b) is considered to be satisfied.

10.17. In respect of criterion c) and d), the submission detail identifies that the enterprise has been in operation for a period of 5 years. It is therefore considered that the enterprise is established, albeit that no details have been provided to demonstrate its financial viability, other than to state that the enterprise has been contracted to farm additional land this year. On balance, it is considered that these criteria are satisfied.

10.18. In respect of criterion e), the submission detail states that no alternative accommodation on site or in the area is available, with properties within a mile of the site guided at £400,000 - £600,000. It is acknowledged that there are no alternative dwellings on site that could reasonably be obtained.

10.19. Notwithstanding this, at the time of writing this report (04/12/25), a search of Right Move using a maximum £250,000 price returns a total of 15no. 3-bed properties within a mile radius of the site, all within the settlement of March. When the search area is extended to cover the entirety of the settlement of March (3 miles), a total of 66no. properties matching these criteria are currently listed for sale, all within a reasonable driving distance that would allow quick response from the occupier should such circumstances arise.

10.20. On this basis, there are a significant number of alternative properties available that could be purchased, and as such it is considered that Criterion e) is failed.

10.21. Finally, in respect of criterion f), the proposed dwelling as a 2-storey, 3-bed property is not excessive in scale in relation to the enterprise that it would serve. Therefore, this criterion is satisfied.

10.22. By way of summary, the proposal fails to satisfy the requirements of Policy LP12(d), specifically criteria a) and e) and fails to demonstrate that there is an essential need for a rural worker to live on site. Further, the proposal is not considered to satisfy the exception for isolated dwellings in the countryside as set out Paragraph 84(a) of the NPPF.

10.23. The proposal to erect a rural worker dwelling is therefore considered to be contrary to local and national planning policy and is therefore unacceptable in principle.

10.24. The remaining elements of the proposal, i.e. the retention and erection of buildings is considered to be acceptable on the basis that there are existing buildings and operations on site.

## **Character and Appearance**

10.25. The buildings proposed for retention and construction are situated in close proximity to an existing building on site. The buildings that form part of this development proposal carry an agricultural vernacular, similar to the existing building on site.

10.26. It is noted that the location of the buildings is within an existing yard area used for the storage of various items of machinery. As such, it is not considered that the further development of this part of the site would result in any further incursion into the open countryside.

10.27. Due to the rural nature of the site and surrounding area, it is not considered that the proposed development of these buildings would be detrimental to the landscape character of the area.

10.28. In terms of the erection of a new dwelling, this is located on a separate parcel of land that is currently undeveloped agricultural land. On the basis that it is not considered to constitute a rural workers development, as set out above, the proposal should be assessed against Policy LP3, LP12 and LP16.

10.29. The site is in an elsewhere location where development will be restricted to that which is demonstrably essential to the effective operation of local enterprise, and therefore the proposal is considered contrary to Policy LP3 of the Fenland Local Plan (2014).

10.30. Whilst the location of the dwelling is in relatively close proximity to the existing buildings on the site, it is considered that the creation of a dwelling on a greenfield site would result in an encroachment on the landscape character of the area. The location of the site in such a rural location result in a site that is not related to a settlement or pattern of development. As such, the proposal is considered to be contrary to Policy LP12, Part A (a), (c) & (d) in this regard.

10.31. Whilst it is considered that the design of the dwelling is acceptable and appropriate details of materials could be secured via condition this is not sufficient to outweigh the landscape character harm that would inherently arise from the development of the site.

10.32. On this basis, it is considered that the development of this part of the site for residential purposes would inherently result in a detrimental impact on the open landscape character of the area, and area that currently benefits from largely uninterrupted views.

10.33. It is overall considered that the proposal would result in unacceptable changes to the area that would fail to enhance its local setting and adversely impact the landscape character of the area, contrary to Policy LP16 of the Fenland Local Plan.

## **Residential Amenity**

10.34. The application site is sufficiently sized to accommodate a dwelling and provide sufficient private amenity space for future occupants. The submitted site layout plan identifies a generous plot size and suitable private amenity space provision.

10.35. Further, the relationship between the site and the nearest dwellings is considered to be sufficient to avoid any detrimental impacts in terms of overlooking, over-dominance, or overshadowing.

10.36. The nearest residential property to the site is approximately 760m away. As such, the residential element of the proposal will not result in any detrimental amenity impact.

10.37. The proposed buildings are stated as to be used for storage. This proposed use would not result in any additional impacts on residential amenity.

10.38. The proposal is therefore considered to satisfy the requirements of policy LP16 of the Fenland Local Plan in respect of its residential amenity impacts.

### **Flood Risk and Drainage**

10.39. The application site is located within Flood Zone 3 and is at very low risk of surface water flooding.

10.40. Policy LP14 of the Fenland Local Plan and Chapter 14 of the NPPF seeks to direct development away from areas at high risk of flooding, unless the sequential and exception test can be met.

10.41. The application is supported by a Flood Risk Assessment which has been considered by the Environment Agency with no objections raised, subject to the development being carried out in accordance with the mitigation measures set out in the Flood Risk Assessment.

10.42. The submitted Flood Risk Assessment incorporates a sequential test which states that the sequential test is passed on the basis that the application is for a rural worker dwelling and therefore represents a solution for the site.

10.43. As set out in the 'Principle of Development' section above, the site is considered to be located in an 'Elsewhere' location, as defined by Policy LP3. As per the conclusions of this section of the report, it is not considered that Policy LP3 of the Fenland Local Plan, or Paragraph 84(a) of the NPPF is met on the basis that there is insufficient evidence to demonstrate that the proposal is essential for agricultural purposes.

10.44. The Council's adopted approach to the Sequential Test states that the area of search will be "determined by considering the proposal's objectives, linked to the spatial policies of the Local Plan. For proposals that demonstrate a clear objective to sustain particular settlements or the countryside, the area of search will be:

- For developments within or adjacent to Market Towns and Growth Villages, the area of search will normally be limited to land within or adjacent to the settlement in which the development is proposed.
- For all other locations – including Limited Growth, Small and Other Villages, or Elsewhere Locations – the area of search will normally be expected to be district-wide.

10.45. As the application site is located in an 'Elsewhere' location with insufficient justification, it is considered that the search area for the sequential test must cover the whole of the rural area. Accordingly, the sequential test is deemed to be failed.

10.46. As the sequential test has been failed, it is not necessary to consider the exception test.

10.47. Overall, on the basis of the site's location in Flood Zone 3 and considered that the sequential test is not met, it is not considered that the development is in a

suitable location in flood risk terms, and therefore the application is considered contrary to Policy LP14 of the Fenland Local Plan (2014), and Chapter 14 of the NPPF (2024).

### **Parking Provision and Highway Safety**

10.48. The proposal seeks the use of an existing track to the application site. The access is over an adopted track extending north from Creek Road measuring approximately 630m. After this point, the track becomes a private drive up to the application site at a length of approximately 230m.

10.49. The Highway Authority have considered the proposal and have raised no objections to the scheme on the basis that the access as existing is used for agricultural purposes, with the proposal unlikely to result in a substantial negative impact on the highway arising from the proposed development.

10.50. The application is not supported by details about existing or proposed traffic movements. However, given the nature and scale of the proposed structures, and their proposed use for storage in association with the existing farming operations, it is considered that it is unlikely that any significant or material increase in traffic movements would occur as a result of the development.

10.51. As a result, it is considered that the proposal accords with Policy LP15 of the Fenland Local Plan (2014) in respect of its highway safety impact.

### **Biodiversity Net Gain (BNG)**

10.52. The Environment Act 2021 requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach accords with Local Plan policies LP16 and LP19 which outlines a primary objective for biodiversity to be conserved or enhanced and provides for the protection of Protected Species, Priority Species and Priority Habitat.

10.53. In this instance a Biodiversity Gain Condition is required to be approved before development is begun.

## **11 CONCLUSIONS**

11.1. The proposal seeks full planning permission for the erection of 1no. worker dwelling, the erection of a building and retention of an existing building.

11.2. The submission detail fails to demonstrate that there is an essential need for a rural worker dwelling on site in terms of the responsibilities of the worker to live on site, nor that there are not alternatively available properties in the area that could fulfil this need. The proposal is therefore considered contrary to Policies LP3 and LP12(d) of the Fenland Local Plan (2014) and therefore unacceptable in principle.

11.3. Further, given that the principle of development is considered unacceptable, the location of the site in such a rural location would inherently result in actual harm to the landscape character of the area, contrary to Policy LP16 of the Fenland Local Plan (2014).

11.4. The site is also located in Flood Zone 3 and is therefore at the highest risk of flooding. The development fails to pass the sequential test due to the 'elsewhere' location requiring the area of search to be district wide. Therefore, there is an unacceptable and unmitigated risk of flooding associated with the development,

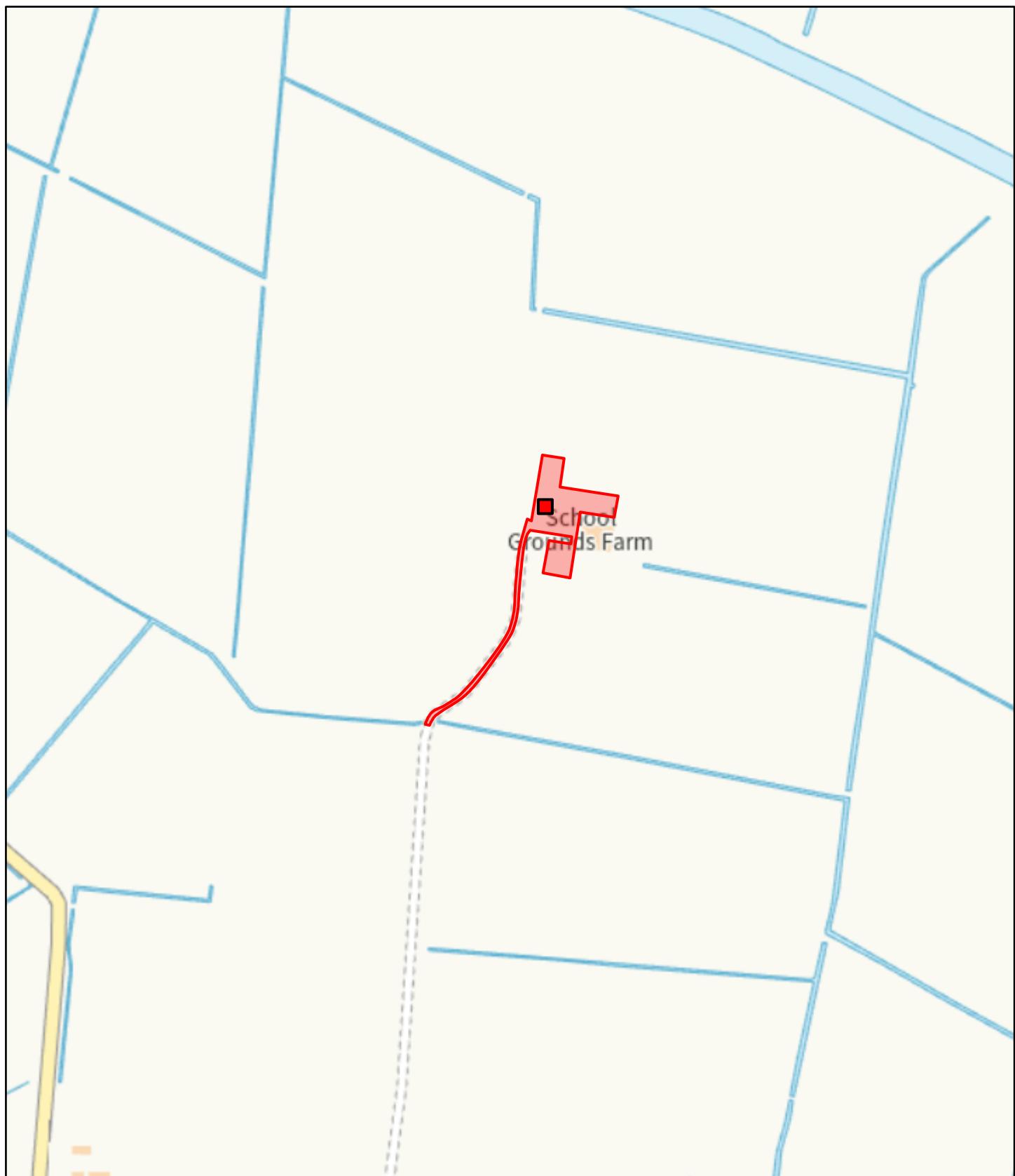
contrary to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2024).

11.5. The proposal is therefore considered contrary to Local and National Planning Policy and is unacceptable in planning terms. Accordingly, it is recommended that planning permission is refused in this instance.

## 12 RECOMMENDATION

**Refuse;** for the following reasons:

1.	The application site is located in an 'Elsewhere' location as identified in Policy LP3, where development is restricted to that which is essential for agriculture, or other uses requiring a rural location. The proposal is supported by insufficient justification to demonstrate that there is an essential agricultural need for the development as required by Policy LP12 of the Fenland Local Plan (2014) and Paragraph 84(a) of the NPPF 2024. The proposal would therefore result in unwarranted development in an unsustainable rural location contrary to the aforementioned policies.
2.	The proposal, by virtue of the development of a greenfield site in a rural location, would be harmful to the character of the open countryside, contrary to Policies LP12 and LP16 of the Fenland Local Plan.
3.	The application site is located within Flood Zone 3 and fails to meet the sequential or exception test. It is considered that the proposal is at an unacceptable risk of flooding that would fail to be suitably mitigated against. The proposal is therefore considered to be contrary to Policy LP14 of the Fenland Local Plan (2014) and Chapter 14 of the NPPF (2023).

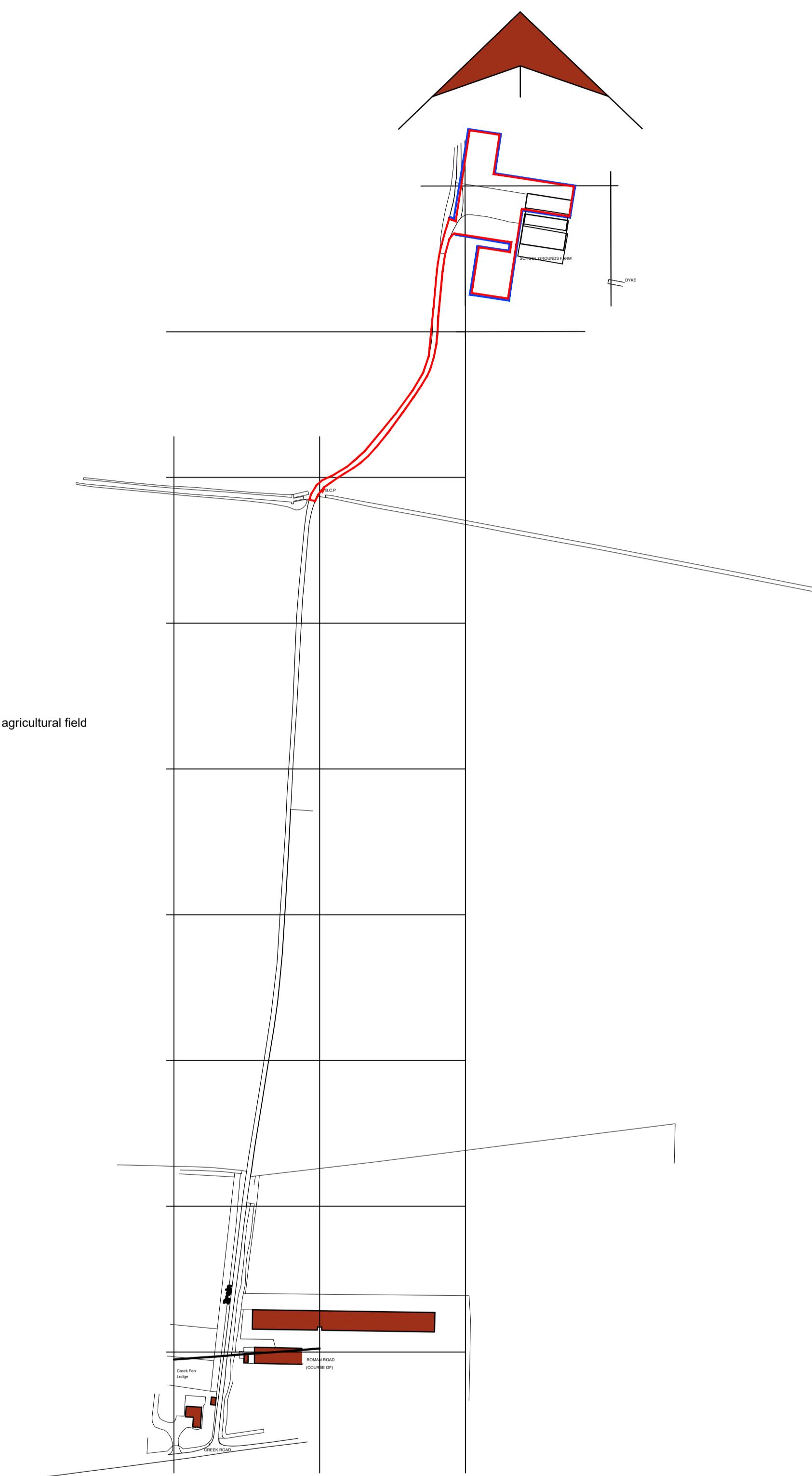
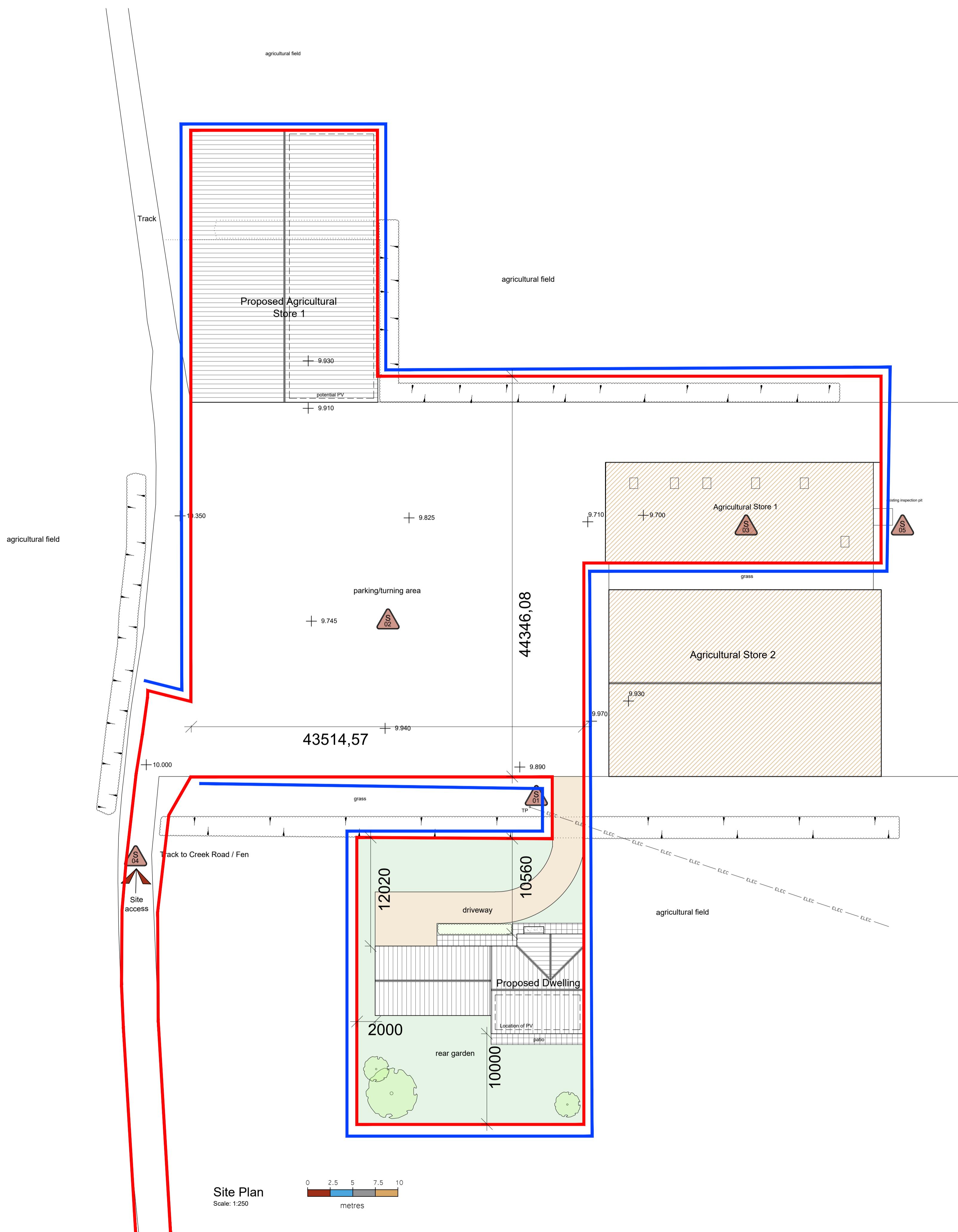


10/23/2025, 3:01:32 PM

 Fenland District Boundary

1:5,000  
0 235 470 70 140 280 ft  
0 70 140 210 280 m

Fenland District Council



**General Notes**  
1. All dimensions are shown in 'mm' unless otherwise stated.  
2. The contractor, sub-contractors and suppliers must verify all dimensions and site access prior to starting work.  
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.  
4. Any discrepancies are to be brought to the designers attention.

#### SITE PLAN KEY

	Indicates existing surveyed agricultural building to be retained
	Indicates proposed buildings
	Indicates existing site access
	Indicates risks identified on site during physical site survey and risks introduced by the proposed scheme
	Indicates proposed site levels
	9.745
	Indicates approximate position of proposed soft landscaping
	Indicates proposed grass
	Indicates proposed gravel
	Indicates proposed patio slabs

<b>Revisions</b>	<b>Dimensions Added</b>
B	Oct 25

SITE RISK NOTIFICATION KEY			
To be used with reference to the accompanying Project Risk Register			
S01	Overhead Cables	S02	Operating Site
S03	Potential Asbestos	S04	Limited Site Access Road
S05	Exposed Inspection Pit		

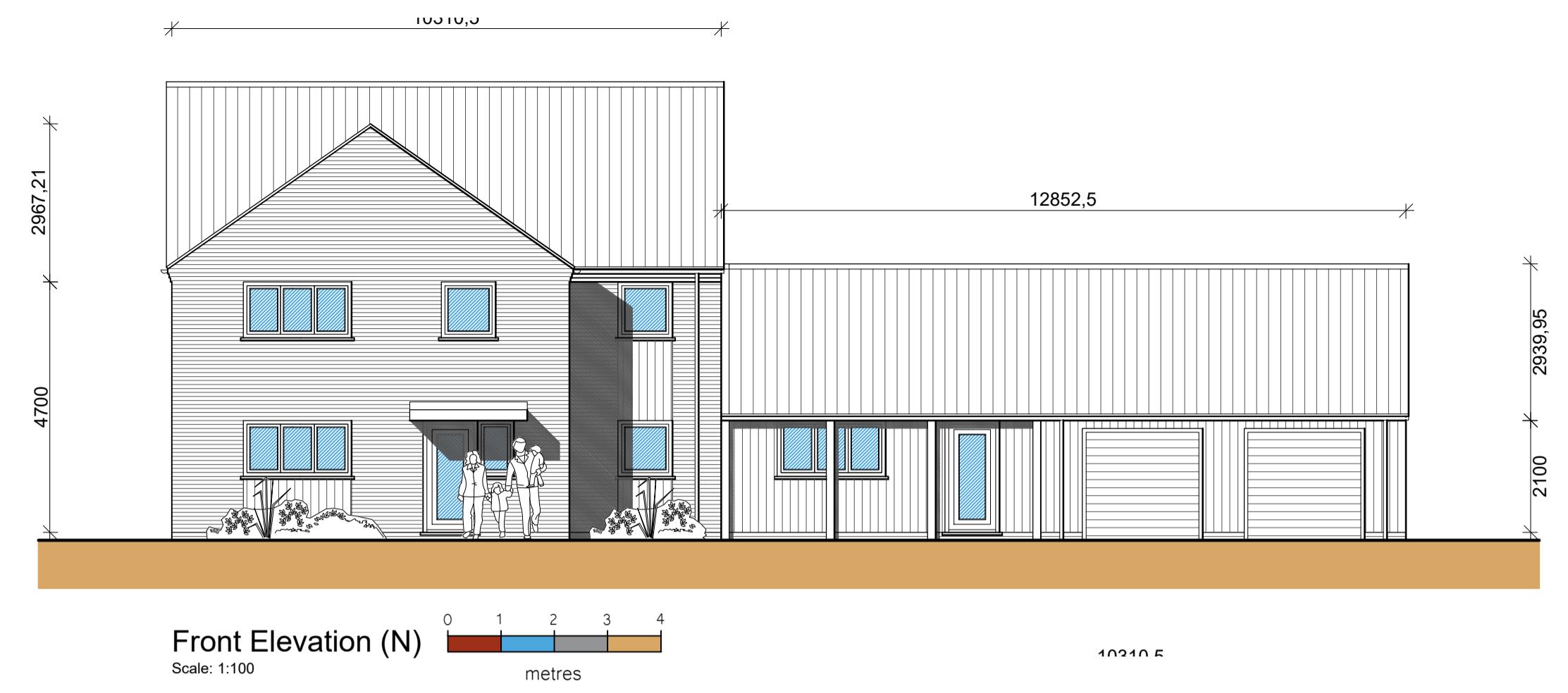
**Status**

**FOR APPROVAL**

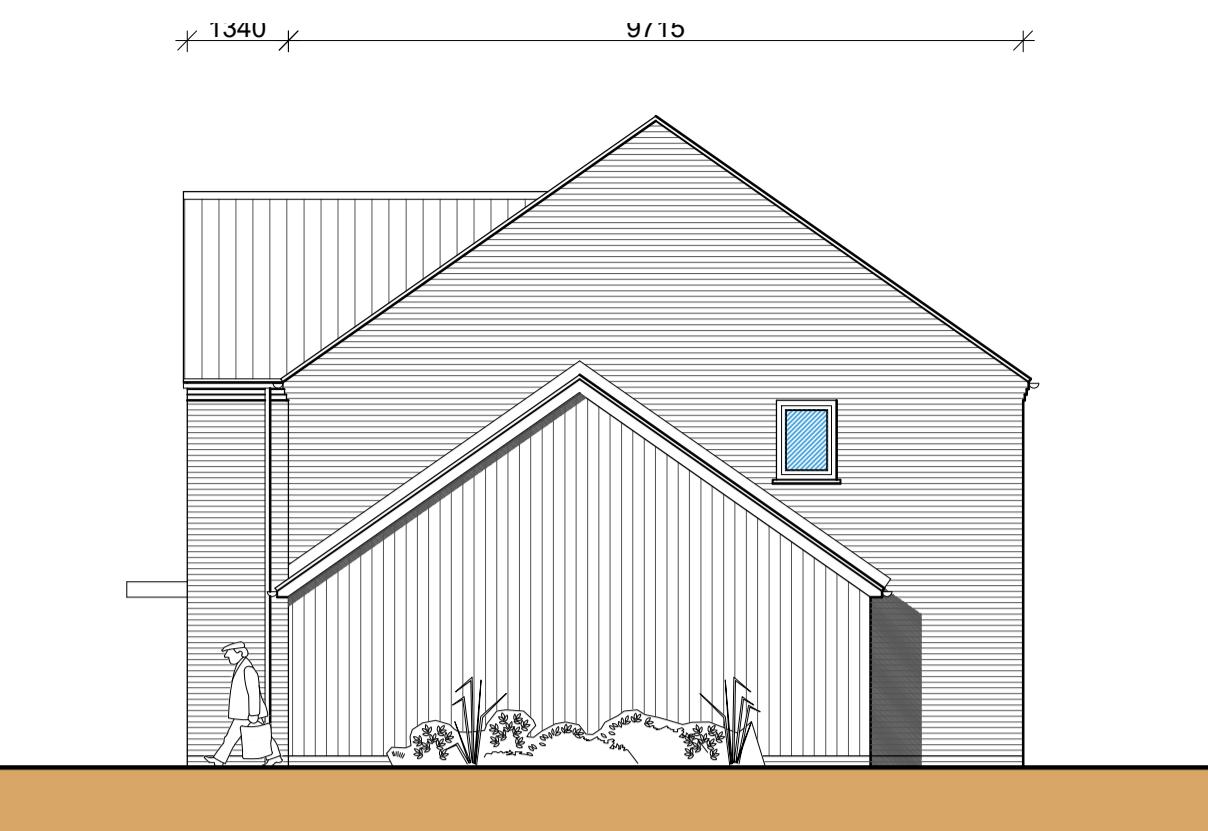
**SWANN EDWARDS**  
A R C H I T E C T U R E

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Proposed Development Creek Fen, March For: Mr Bushell	Job Title September 2024	Drawn by GT
		Checked by G.E.
Drawing Title Planning Drawing Site & Location Plan	Drawing No. SE-2167	Sheet Size A1
	Dwg No. PP1000	Revision B



Front Elevation (N)  
Scale: 1:100  
metres



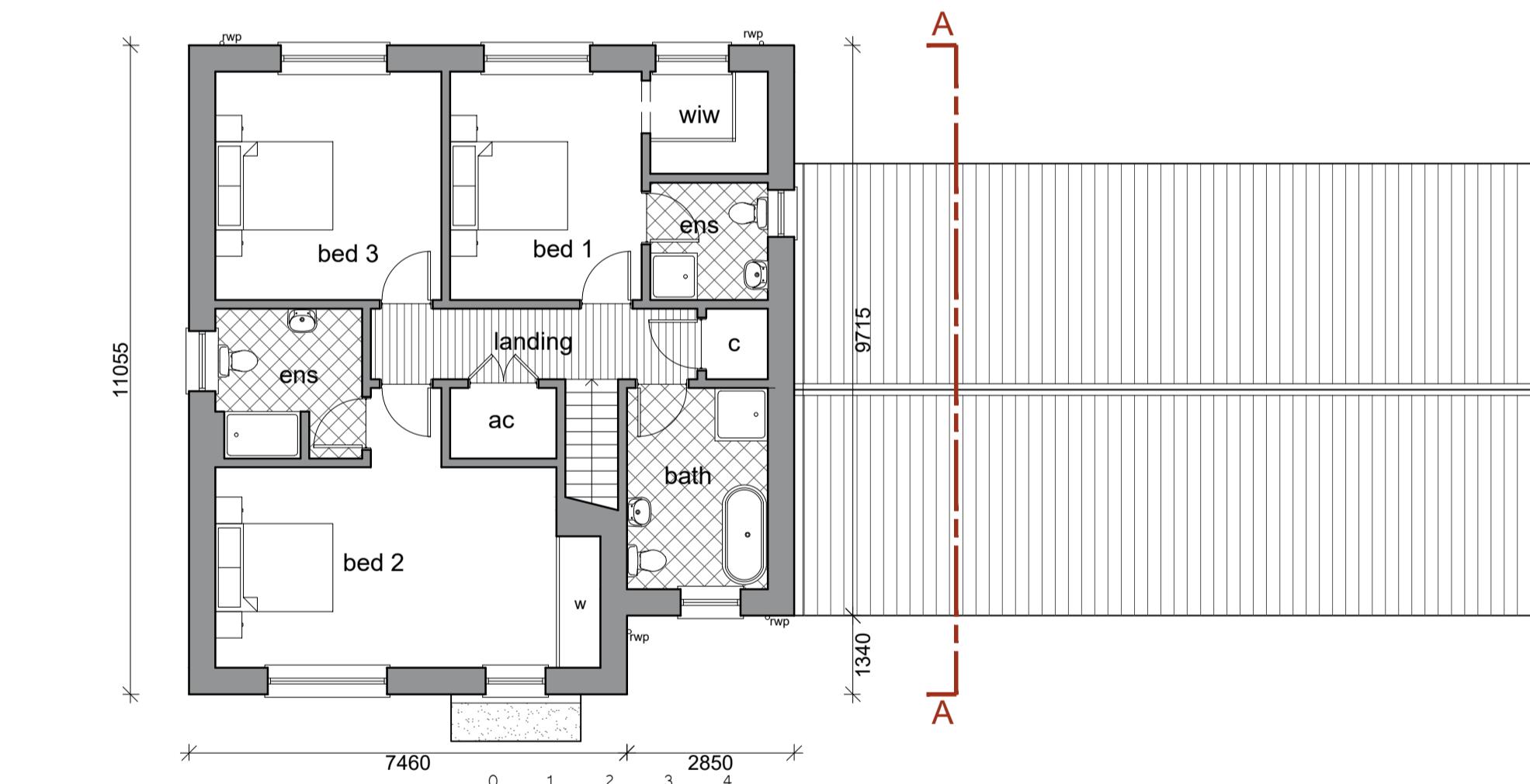
Side Elevation (W)  
Scale: 1:100  
metres



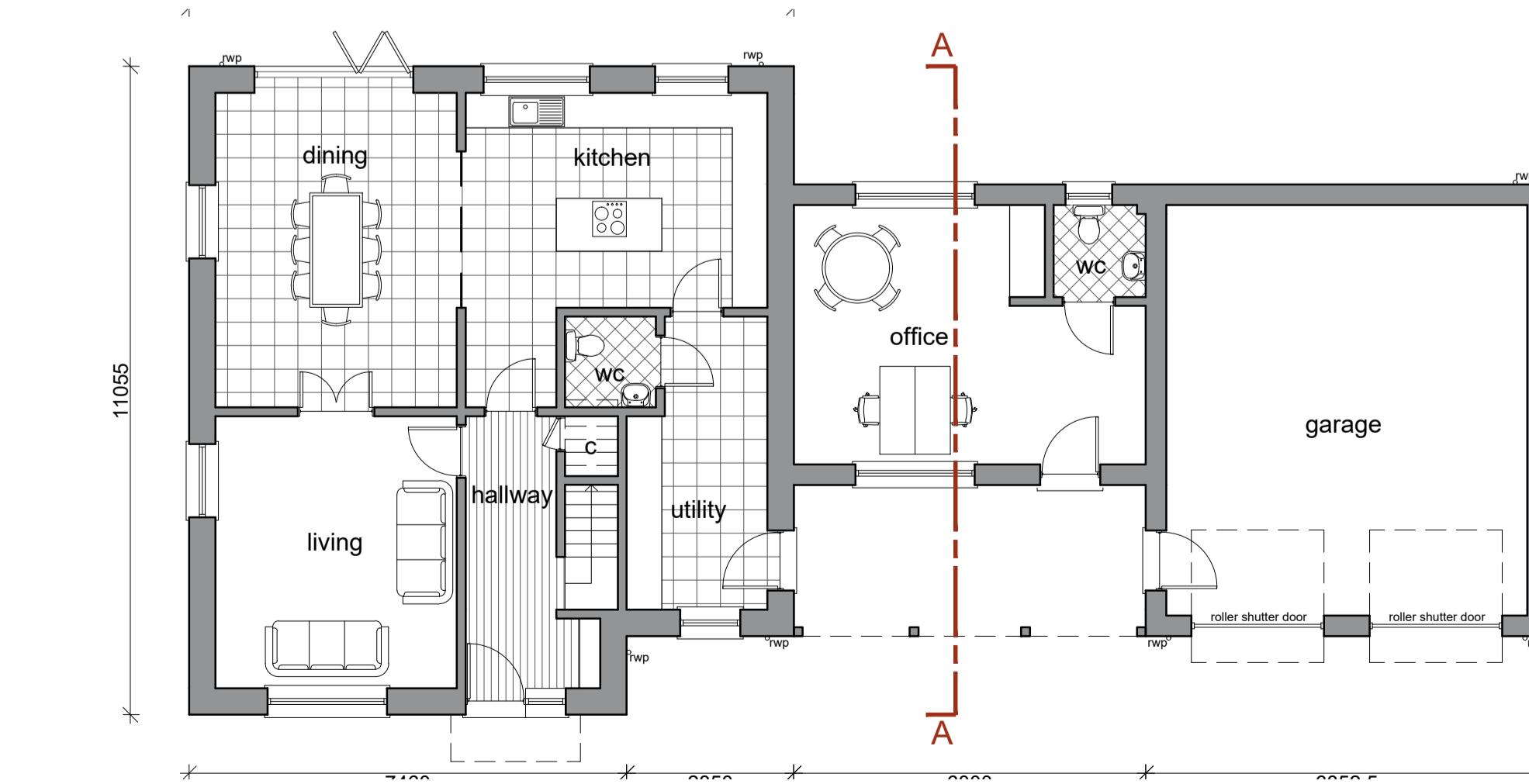
Rear Elevation (S)  
Scale: 1:100  
metres



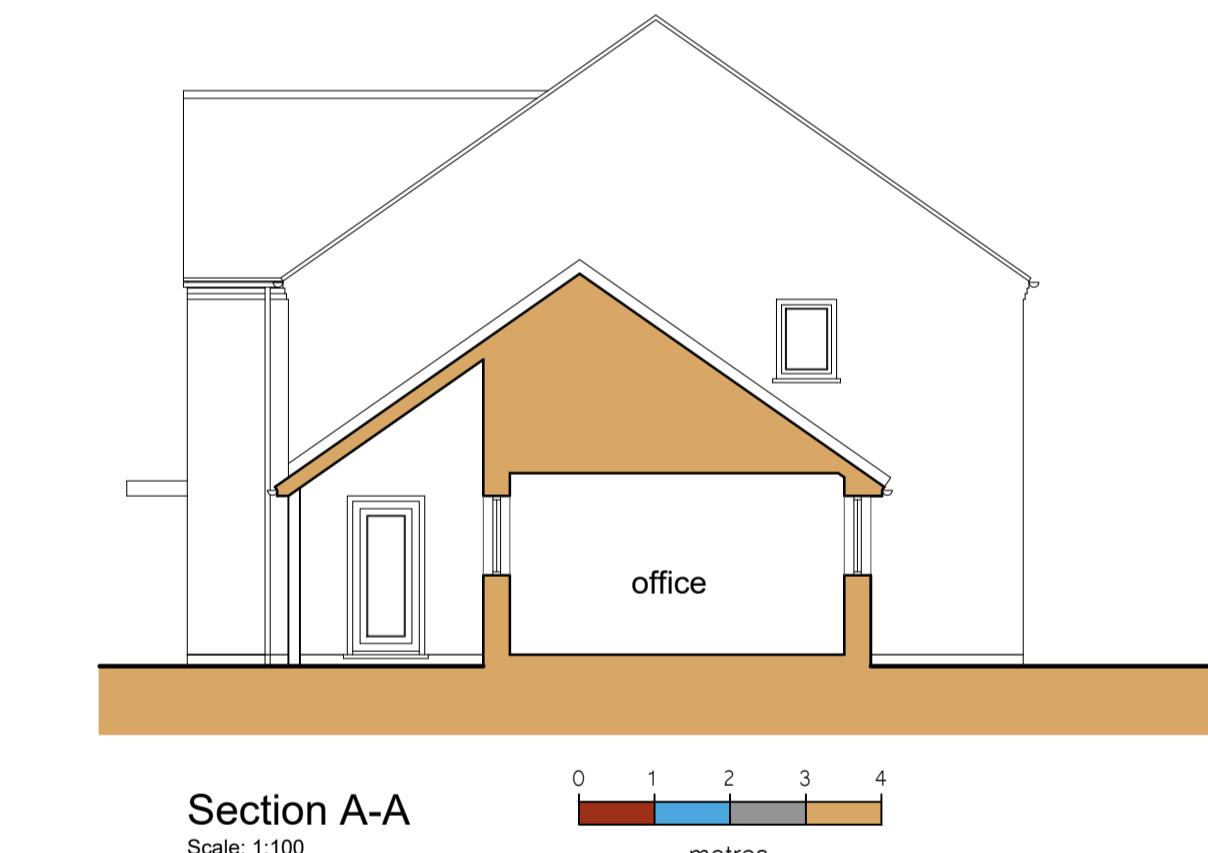
Side Elevation (E)  
Scale: 1:100  
metres



First Floor Plan  
Scale: 1:100  
metres



Ground Floor Plan  
Scale: 1:100  
metres



Section A-A  
Scale: 1:100  
metres

General Notes  
1. All dimensions are shown in 'mm' unless otherwise stated.  
2. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.  
3. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.  
4. Any discrepancies are to be brought to the designers attention.

#### MATERIAL KEY

	Indicates proposed brickwork
	Indicates proposed vertical timber cladding
	Indicates proposed roof tile
	Indicates proposed uPVC joinery

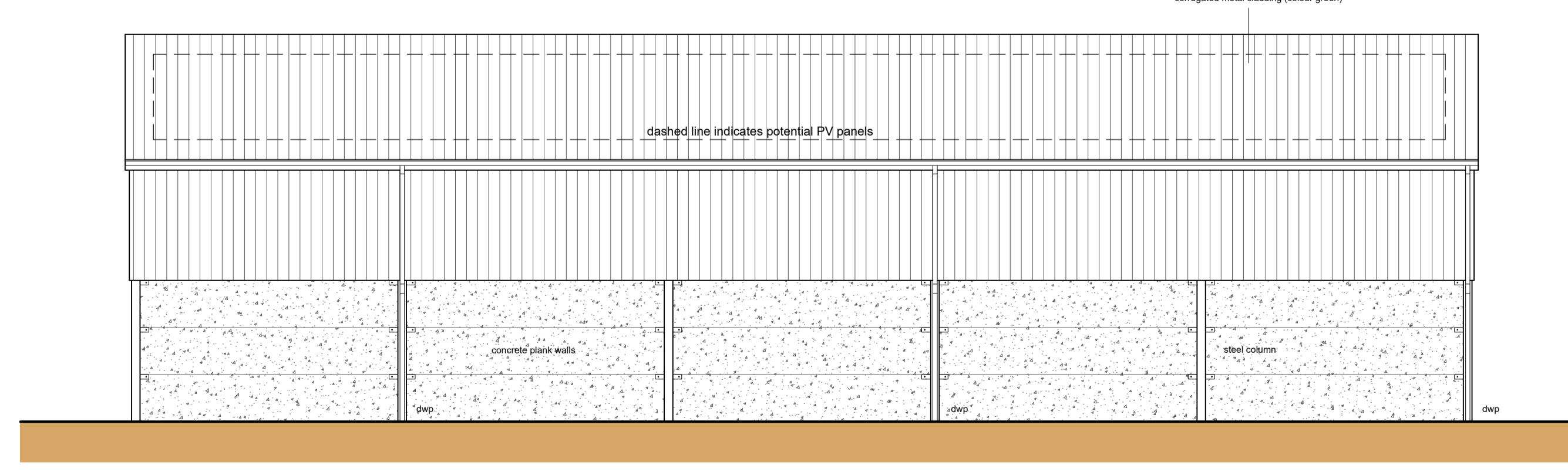
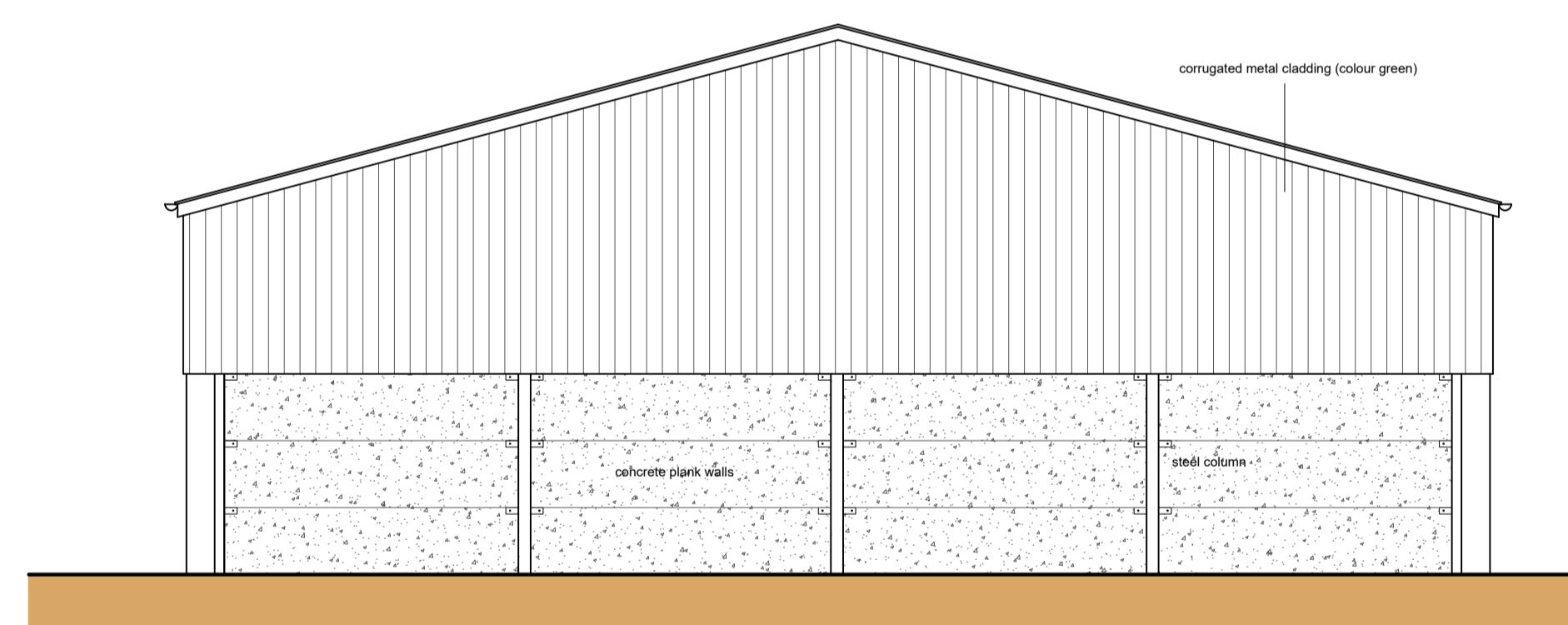
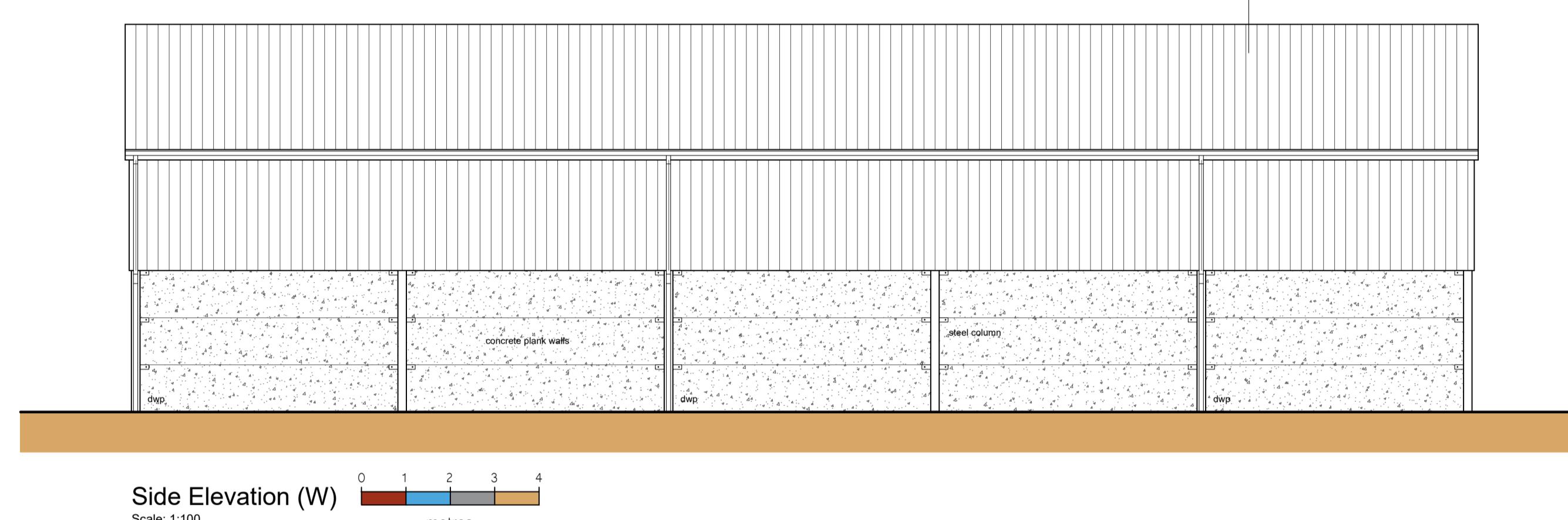
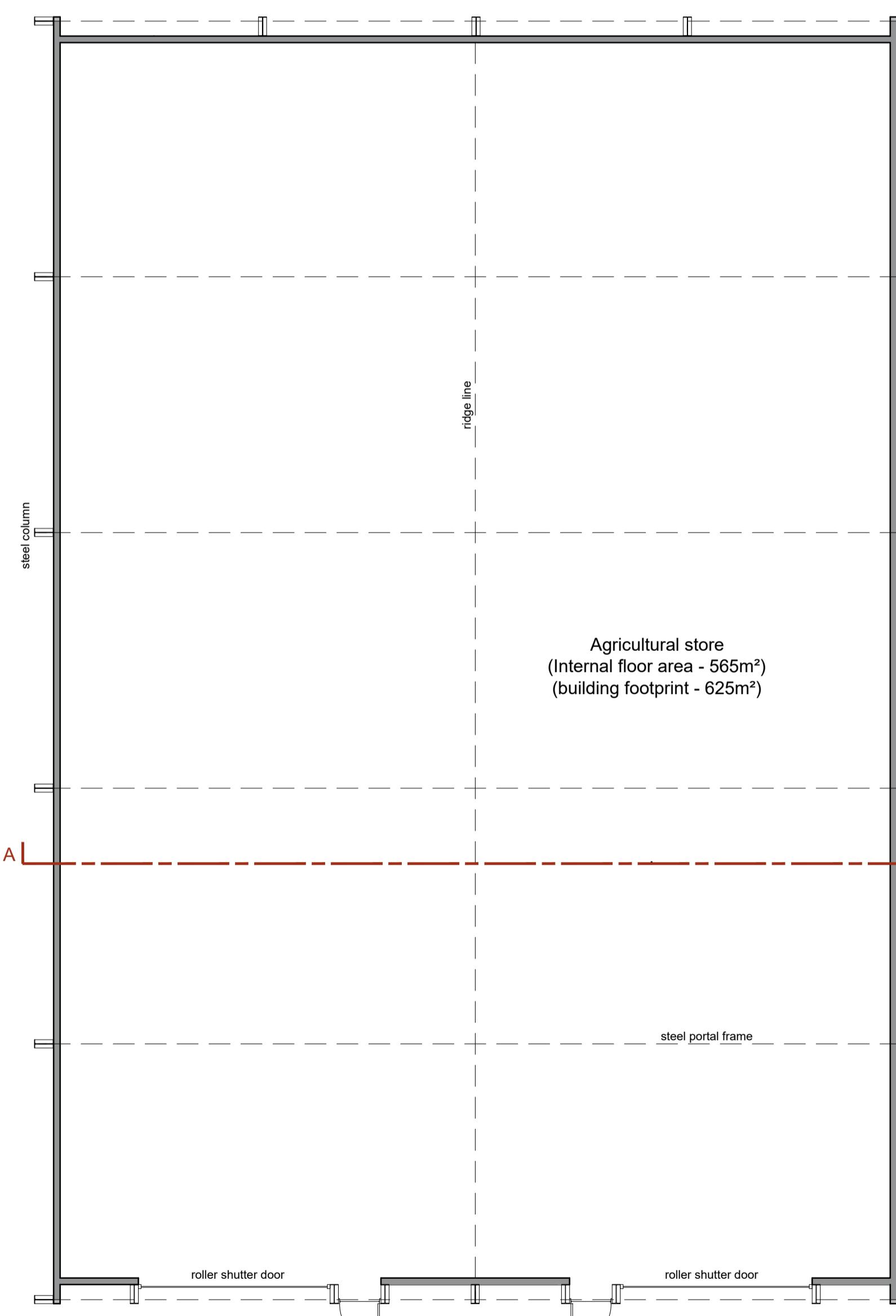
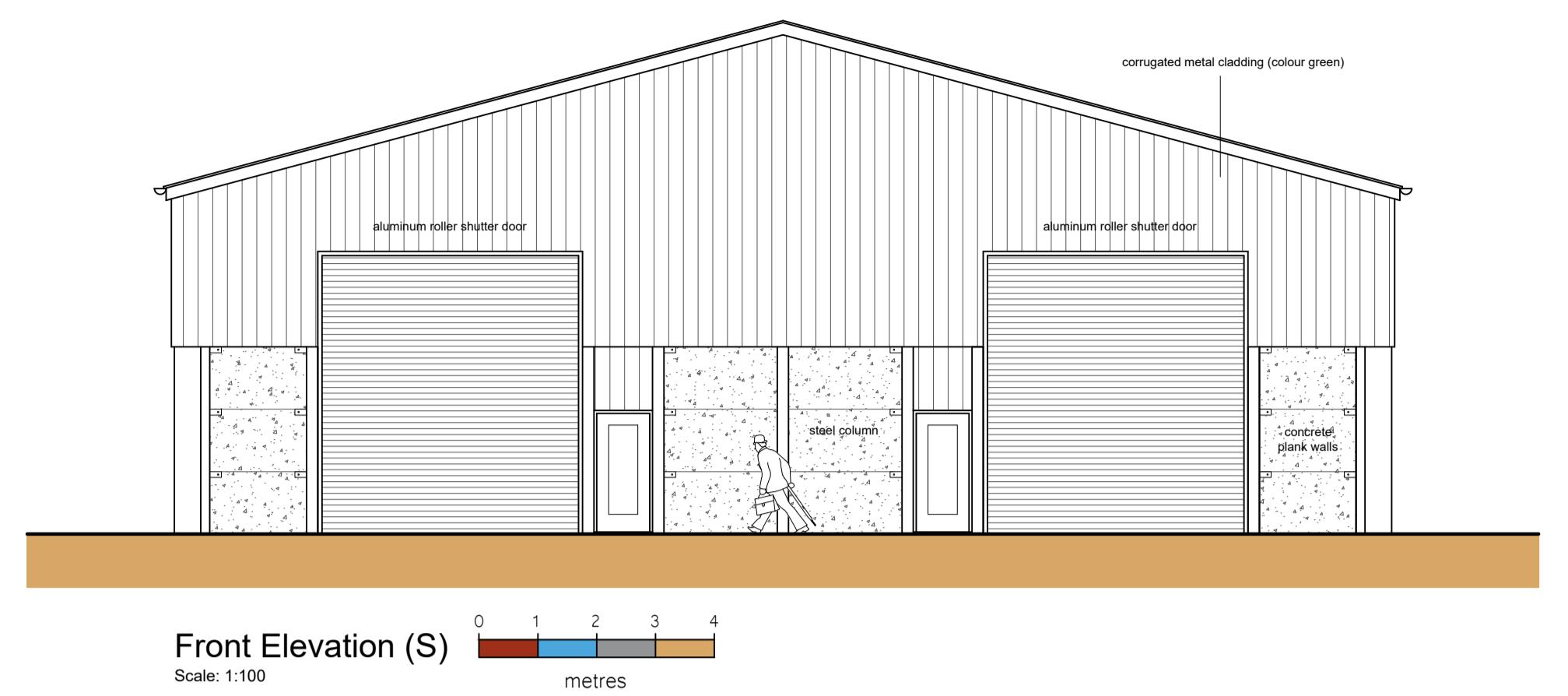
Status  
**FOR APPROVAL**

SWANN  
EDWARDS

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Proposed Development Creek Fen, March For: Mr. Bushell	Job Title Date September 2024	Drawn by GT Checked by G.E.
Planning Title Proposed Dwelling	Drawing Title SE-2 167	
Dwg No. PP1100	Sheet Size A1	Revision A

**General Notes**  
 1. All dimensions are shown in 'mm' unless otherwise stated.  
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 4. Any discrepancies are to be brought to the designers attention.



**Revisions**  
 A Nov 24 Agricultural Barn to be retained

**Status**  
**FOR APPROVAL**

**SWANN EDWARDS**  
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**Proposed Development**  
 Creek Fen, March  
 For: Mr. Bushell  
 Job Title: GT  
 Checked by: G.E.

**Planning Drawing**  
 Proposed Agricultural Store 1  
 Job No.: SE-2167  
 Sheet Size: A1  
 Drawing No.: PP1101  
 Revision: A